

Natalie M. Cox

Honorable Natalie M. Cox
United States Bankruptcy Judge



Entered on Docket
March 03, 2025

ZBS LAW, LLP

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Counsel for Secured Creditor, U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of the Truman 2021 SC9 Title Trust

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEVADA

In re

CAROL A. NORDEEN,

Debtors.

Case No.: 24-15924-nmc

Chapter 13

**ORDER GRANTING RELIEF FROM
AUTOMATIC STAY**

Hearing –

Date: February 18, 2025

Time: 01:30 PM

Place: Telephonic/ Remote

U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of the Truman 2021 SC9 Title Trust's ("Secured Creditor") Motion for Relief from Automatic Stay, came on for hearing on February 18, 2025, before the Honorable Judge Natalie M. Cox, appearances as noted.

1 Good cause appearing, IT IS HEREBY ORDERED, ADJUDGED AND DECREED that
2 the automatic stay is vacated and extinguished as to the property commonly known as **7821**
3 **BRIGHT HEIGHTS ST, LAS VEGAS, NV 89131** (the “Property”), in favor of Secured
4 Creditor, its successors, transferees and assigns. Secured Creditor may enforce its remedies to
5 foreclose upon and obtain possession of the Property in accordance with applicable non-
6 bankruptcy law.

7
8 IT IS FURTHER ORDERED that all communications sent by Secured Creditor in
9 connection with proceeding against the Property including, but not limited to, notices required
10 state law and communications to offer and provide information with regard to potential
11 forbearance agreement, loan modification, refinance agreement, loss mitigation agreement, or
12 other loan workout, may be sent directly to Debtors.

13 IT IS FURTHER ORDERED that the 14-day stay prescribed by Federal Rule of
14 Bankruptcy Procedure 4001(a)(3) **is not** waived.

15 IT IS FURTHER ORDERED that this Order be binding and effective despite any
16 conversion of this bankruptcy case to a case under any other chapter of Title 11 of the United
17 States Code.

18 ZBS LAW, LLP

19
20 SUBMITTED this 18th day of February, 2025

/s/ Shadd A. Wade
Shadd A. Wade, Esq.
Attorney for Secured Creditor U.S.
Bank Trust National Association, not in
its individual capacity, but solely as
trustee of the Truman 2021 SC9 Title
Trust

CERTIFICATION OF COUNSEL

In accordance with LR 9021, counsel submitting this document certifies that the Order accurately reflects the court's ruling and that (check one):

☐ The court has waived the requirement set forth in LR 9021(b)(1)

☐ No party appeared at the hearing or filed an objection to the motion.

☒ I have delivered a copy of this proposed order to all counsel who appeared at the hearing, and any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated below:

Party	Agree	Disagree	No Response
Debtors Counsel	x		
Trustee			x

☒ I certify that this is a case under Chapter 7 or 13, that I have served a copy of this order with the motion pursuant to LR 9014(g), and that no party has objected to the form and content of the order.

/s/Shadd A. Wade, Esq.

Shadd A. Wade, Esq.
Nevada Bar No. 11310

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